



STATEMENT OF INFORMATION

8 LANGDONS LANE, COROROOKE, VIC-3254

PREPARED BY MARK THEODORE, RICHARDSON REAL ESTATE COLAC

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 LANGDONS LANE, COROROOKE, VIC

 3  1  2

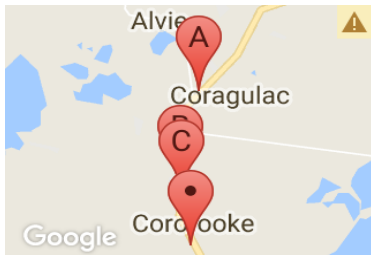
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **159,500**

Provided by: Mark Theodore, Richardson Real Estate Colac

MEDIAN SALE PRICE



COROROOKE, VIC, 3254

Suburb Median Sale Price (House)

\$287,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



27 CORAGULAC-BEEAC RD, CORAGULAC,

 3  1  2

Sale Price

\$209,000

Sale Date: 22/02/2017

Distance from Property: 4.4km



567 CORANGAMITE LAKE RD,

 3  1  2

Sale Price

\$215,000

Sale Date: 17/11/2017

Distance from Property: 1.9km



521 CORANGAMITE LAKE RD,

 6  2  1

Sale Price

***\$210,000**

Sale Date: 29/06/2017

Distance from Property: 1.5km



This report has been compiled on 22/05/2018 by Richardson Real Estate Colac. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 LANGDONS LANE, COROROOKE, VIC 3254

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

159,500

Median sale price

Median price

\$287,000

House

Unit

Suburb

COROROOKE

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
27 CORAGULAC-BEEAC RD, CORAGULAC, VIC 3249	\$209,000	22/02/2017
567 CORANGAMITE LAKE RD, COROROOKE, VIC 3254	\$215,000	17/11/2017
521 CORANGAMITE LAKE RD, COROROOKE, VIC 3254	*\$210,000	29/06/2017